

110.A

0001

0081.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

707,800 / 707,800

USE VALUE:

707,800 / 707,800

ASSESSED:

707,800 / 707,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
81		ORIENT AVE, ARLINGTON

## OWNERSHIP

Unit #: 81

Owner 1:	CARVALHO MARTIN C &
Owner 2:	GRODBERG LYNNE
Owner 3:	

Street 1:	81 ORIENT AVE UNIT 81
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Type:	

## PREVIOUS OWNER

Owner 1:	CLOUD JASON M & JENNIFER M -
Owner 2:	CLOUD DAVID J & BARBARA S -

Street 1:	81 ORIENT AVE UNIT 81
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8223																

IN PROCESS APPRAISAL SUMMARY										Legal Description										User Acct					
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value																312711				
102	0.000	707,800			707,800																GIS Ref				
																					GIS Ref				
																					Insp Date				
																					04/20/18				

Total Card	0.000	707,800		707,800																				
Total Parcel	0.000	707,800		707,800																				

Total Source:	Market Adj Cost	Total Value per SQ unit /Card:	416.35	/Parcel:	416.3																			

Entered Lot Size																								
Total Land:																								

Land Unit Type:																								

!15845!

## PRINT

Date

Time

12/11/20

05:31:13

## LAST REV

Date

Time

05/22/18

10:53:56

danam

15845

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION										TAX DISTRICT										PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes																

CLOUD JASON M &	67265-402	5/17/2016			655,000	No	No																		
ORIENT AVENUE L	56190-32	12/30/2010			512,000	No	No																		

BUILDING PERMITS										ACTIVITY INFORMATION										Date	Result	By	Name
4/23/2018	475	Redo Bas	35,785	C																4/20/2018	Measured	DGM	D Mann

8/22/2013	Info Fm Plan	BR	B Rossignol
2/24/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA									
/	/	/	/	/	/	/	/	/	/

**EXTERIOR INFORMATION**

Type:	8 - Condo TnHs.	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Good

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 3
	Baths: 1	HB: 1

UnSketched SubAreas:  
GLA: 1700,

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	2010
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	GD - Good	4.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.3	%

**CALC SUMMARY**

Basic \$ / SQ:	245.00
Size Adj.:	0.85294116
Const Adj.:	1.04989493
Adj \$ / SQ:	219.397
Other Features:	60795
Grade Factor:	1.10
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739578
Depreciation:	31802
Depreciated Total:	707776

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	374.07	
Special Features:	0	Val/Su Net:	416.35	
Final Total:	707800	Val/Su SzAd:	416.35	

**PARCEL ID**

110.A-0001-0081.0

**SKETCH****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Total Yard Items:

Total Special Features:

Total:



**AssessPro** Patriot Properties, Inc